



Normandy Avenue, Burnham-on-Crouch , Essex CM0 8JR
Guide price £350,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £350,000 TO £365,000** **NO ONWARD CHAIN**** Located within a peaceful residential turning and just a short walk from Burnham's historic High Street, mainline railway station, and local amenities, this well-presented and generously proportioned semi-detached family home offers spacious living throughout. The accommodation begins with a welcoming entrance hall leading to a dual-aspect living room, separate dining room, and a modern kitchen. To the rear, a lobby area provides access to a convenient WC and utility room. On the first floor, the spacious landing leads to three well-sized bedrooms and a family bathroom. Externally, the property boasts a large, attractive rear garden, ideal for family use and outdoor entertaining. The front of the property offers extensive off-road parking. With its deceptively spacious layout and prime location, this property is an ideal family home. Viewing is strongly recommended to fully appreciate the accommodation on offer. Energy Rating D.



FIRST FLOOR:

BEDROOM 1: 11'11 x 10'8 (3.63m x 3.25m)

Double glazed windows to front and side, radiator, built in storage cupboard/wardrobe.

BEDROOM 2: 11'7 x 10'5 (3.53m x 3.18m)

Double glazed window to front, radiator, built in storage cupboard.

BEDROOM 3: 8'11 x 6'8 (2.72m x 2.03m)

Double glazed window to rear, radiator.

BATHROOM: 6'10 x 5'10 (2.08m x 1.78m)

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc, fully tiled walls, extractor fan.

LANDING:

Double glazed window to rear, radiator, built in storage cupboard housing wall mounted combination gas fired boiler, stairs leading to:

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed entrance door and window to front, radiator, staircase to first floor, doors to:

LIVING ROOM: 17'10 x 10'5 (5.44m x 3.18m)

Double glazed window to front, double glazed sliding patio door opening to rear garden, open fireplace suitable for housing a gas flame fire, door to kitchen.

DINING ROOM: 11'11 x 10'9 (3.63m x 3.28m)

Double glazed windows to front and side, radiator, door to:-

KITCHEN: 15'2 x 6'7 (4.62m x 2.01m)

Double glazed window to rear, 1 ½ bowl single drainer sink unit set in roll edge work surfaces, extensive range of matching wall and base mounted storage units and drawers, space and plumbing for free standing gas fired oven and hob, space and plumbing for washing machine and fridge, large built in larder cupboard, part tiled walls, wood effect flooring, part glazed door to:-

REAR LOBBY:

Part glazed wooden door opening to side way, further part glazed door opening to rear garden, doors to:

WC:

Close coupled WC.

REAR STORAGE/UTILITY ROOM:

Window to side, fitted with a range of built in storage units, space and plumbing for washing machine and tumble dryer.

EXTERNAL - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with established planted beds to borders, the paving continues to create a pathway leading to a storage shed/workshop, side access gate leading to:-

FRONTAGE:

Extensive off road parking to both the front and side of the house, side access gate leading to rear garden.

TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band C.

BURNHAM-ON-CROUCH:

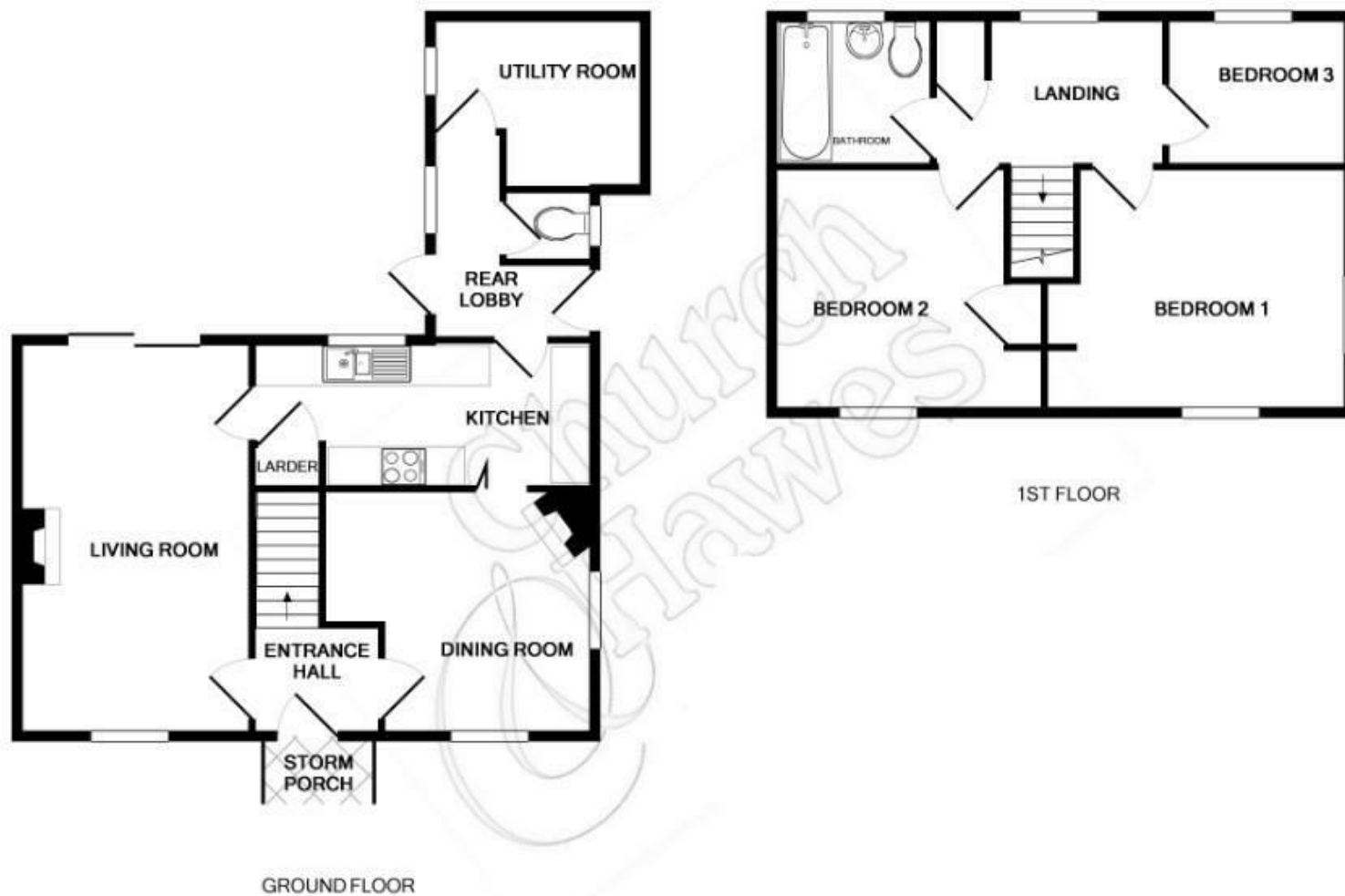
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 7,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2018

